

Exhibit 78:



HAMPTONS YEAR END 2021 HOME SALES REPORT

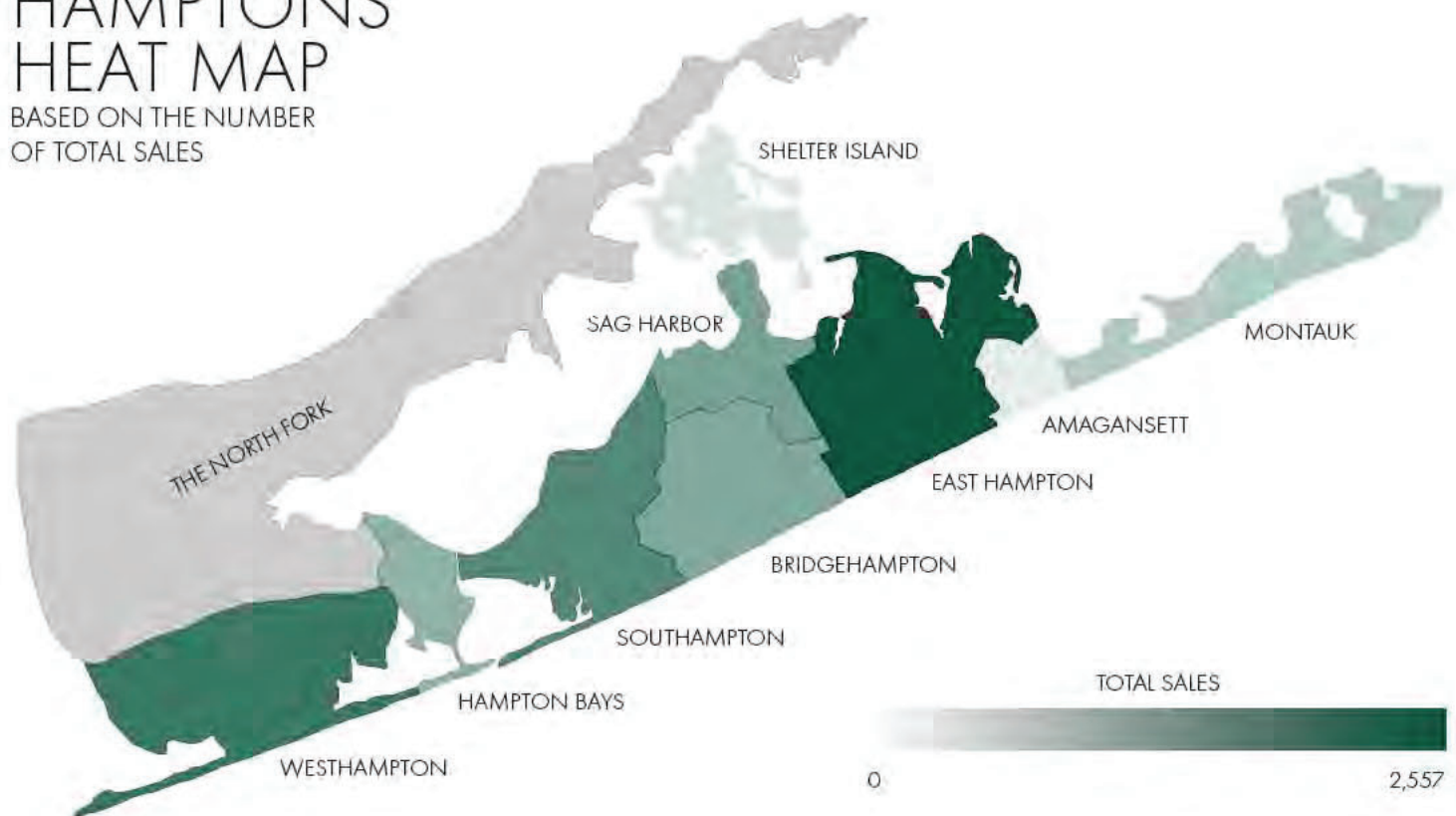
"For years now I have been referring to the high end being on a 7-year cycle to blast through new ceilings and 2021 is right on time! Let's evaluate the year by going right to the finale -- All Hamptons Markets Combined -- and slide your eyes to the last of all the price ranges monitored by Town & Country Real Estate. In the \$20M+ price range 28 deals closed over \$20M. That's a record no other year comes close to. As I've mentioned several times before over the past three decades of writing these reports, when the stock market does well Hamptons real estate follows. The stock market rose up 20% and our Median Home Sales Price rose 19% with Total Home Sales Volume swelling 25%. It's a clear connection between the two. Let's dig deep and see where the big bucks went."

Judi Desiderio, CEO | JD@TCHamptons.com | 631.324.8080

THE HAMPTONS ALL MARKETS COMBINED		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	2021	2,557	7,224,790,815	1,613,000	78	672	785	524	200	202	68	28
	CHANGE	+4%	+24.84%	+19.04%	-52%	-13%	+12%	+23%	+11%	+45%	+28%	+65%
	2020	2,450	5,787,371,421	1,355,000	162	770	703	426	180	139	53	17

HAMPTONS HEAT MAP

BASED ON THE NUMBER
OF TOTAL SALES



To view all reports visit: <https://www.townandcountryhamptons.com/market-reports>

All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice. (Source: The Real Estate Report Inc.)



EAST HAMPTON

BRIDGEHAMPTON

SOUTHAMPTON

WESTHAMPTON BEACH

MONTAUK

MATTITUCK

GREENPORT

TOWNANDCOUNTRYHAMPTONS.COM

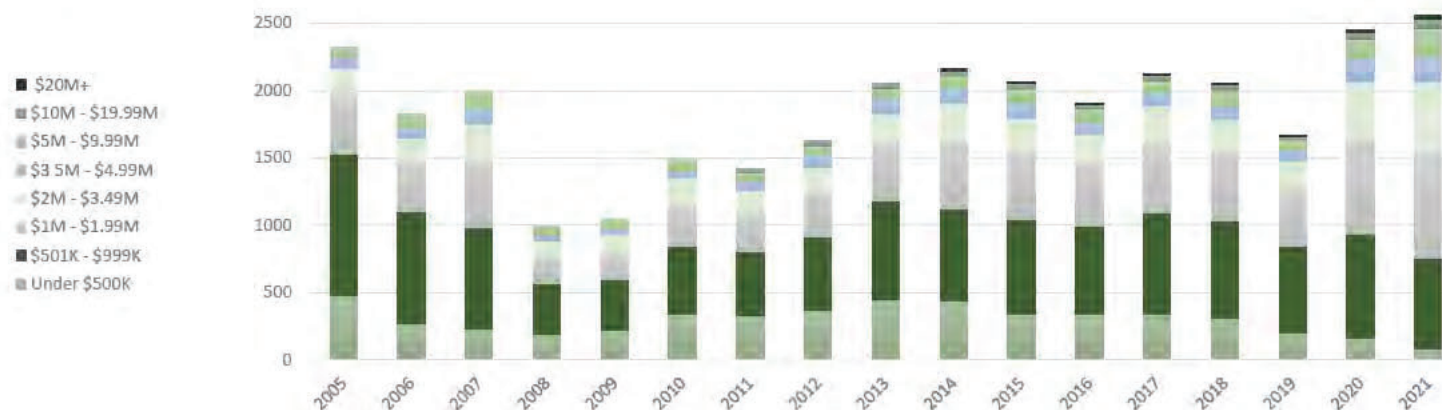


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MEDIAN HOME SALES PRICE



SALES TRENDS



TOTAL # OF HOME SALES



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HAMPTONS YEAR END 2021 HOME SALES REPORT



\$4,850,000
Web# 8781767

SOUTHAMPTON

"Southampton Village was the only one of the 12 markets monitored by Town & Country to experience a decline of -8.3% in Total Home Sales Volume year-over-year yet the Median Home Sales Price increased 10.3% to \$3.225M. The Southampton Area experienced a whopping 233% increase in home sales in the \$5M-\$9.99M price range. Up from 3 in 2020 to 10 in 2021."

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SOUTHAMPTON AREA INCLUDES NORTH SEA		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	2021	248	425,017,087	1,305,000	6	87	85	50	10	10	-	-
	CHANGE	-2%	+13.19%	+24.29%	-50%	-22%	+25%	+2%	-	+233%	-	-
	2020	254	375,477,582	1,050,000	12	112	68	49	10	3	-	-
SOUTHAMPTON VILLAGE		# OF HOME SALES	TOTAL HOME SALES VOLUME	MEDIAN HOME SALES PRICE	# SALES UNDER \$500K	# SALES \$500K - \$999K	# SALES \$1M - \$1.99M	# SALES \$2M - \$3.49M	# SALES \$3.5M - \$4.99M	# SALES \$5M - \$9.99M	# SALES \$10M - \$19.99M	# SALES \$20M+
	2021	132	759,440,336	3,225,000	2	11	23	32	16	31	9	8
	CHANGE	+2%	-8.26%	+10.26%	-	+57%	-21%	+3%	-38%	+138%	-36%	-
	2020	130	827,782,235	2,925,000	2	7	29	31	26	13	14	8

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